

APN# : 1220-22-410-205

RPTT: \$0.00



KAREN ELLISON, RECORDER

E05

Recording Requested By:

When Recorded Mail To:
Henry Oakes and Alice Oakes
1401 Patricia Drive
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)
Same as Above

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Henry Oakes and Alice Oakes, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Henry Oakes and Alice Oakes, husband and wife and Robert Oakes, an unmarried man and John Oakes, an unmarried man, all as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 813, as shown on the map of GARDNERVILLE RANCHOS UNIT NO.7, filed for record in the office of the County Recorder of Douglas County, Nevada on March 27, 1974, as Document No. 72456.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/14/2017

Henry Oakes
Henry Oakes

Alice Oakes
Alice Oakes

STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

April 17, 2017

By Henry Oakes and Alice Oakes.

Karen Stage
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-22-410-205

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'l/Ind'l
 g) Agricultural
 h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: adding sons to title, no consideration

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Henry O. Oakes Capacity Grantor
 Signature Alice O. Oakes Capacity Grantor

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Henry Oakes and Alice Oakes
 Address: 1401 Patricia Dr.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Henry Oakes and Alice Oakes, Robert Oakes and John Oakes
 Address: 1401 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Esc. #: _____
 Address: _____
 City/State/Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)